HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2012

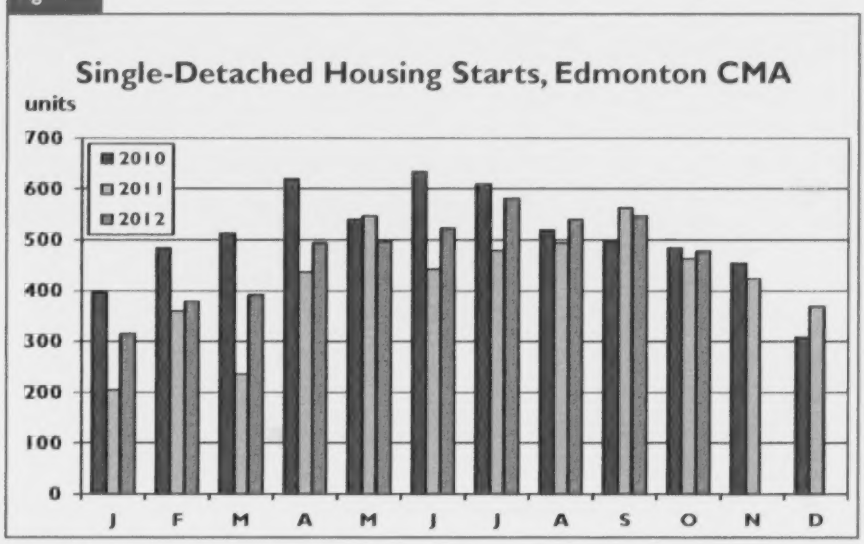
New Home Market

Edmonton housing starts decrease in October

Housing starts in the Edmonton Census Metropolitan Area (CMA) decreased in October to 1,187 units from 1,250 starts in October 2011. From January to October 2012, housing starts totalled 10,314 units, up from 7,960 units recorded in the first ten months of 2011. Employment and net-migration continued to drive housing starts in the Edmonton CMA. Low mortgage rates also supported housing construction during the first 10 months of 2012.

Single-detached housing starts in the Edmonton CMA increased three per cent in October to 478 units, up from 464 units a year earlier. Year-to-date, 4,741 single-detached units began

Figure 1



Source: CMHC

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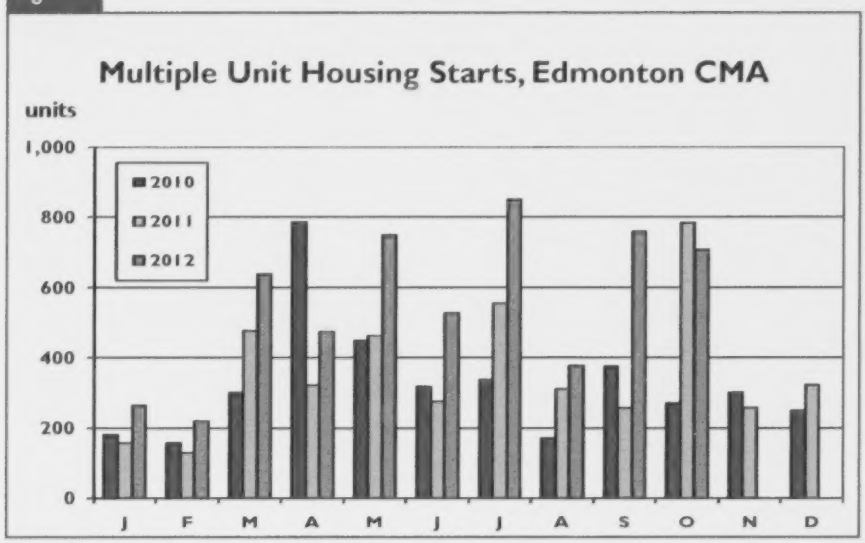
Figure 2



Source: CMHC

construction, up 12 per cent from the 4,225 units started in the same period in 2011. Within the City of Edmonton, 311 single-detached units were started in October, representing an increase from the 265 units started in October 2011.

There were 552 single-detached units completed in October, up 23 per cent from a year earlier. With the exception of May, July, and August, monthly completions had declined on a year-over-year basis during the past 12 months. Absorptions of single-detached units in October increased 20 per cent year-over-year to 511 units. The inventory of complete and unabsorbed units decreased from a year earlier. There were 615 complete and unabsorbed single-detached homes in inventory in October 2012, down one per cent from the same month in 2011.

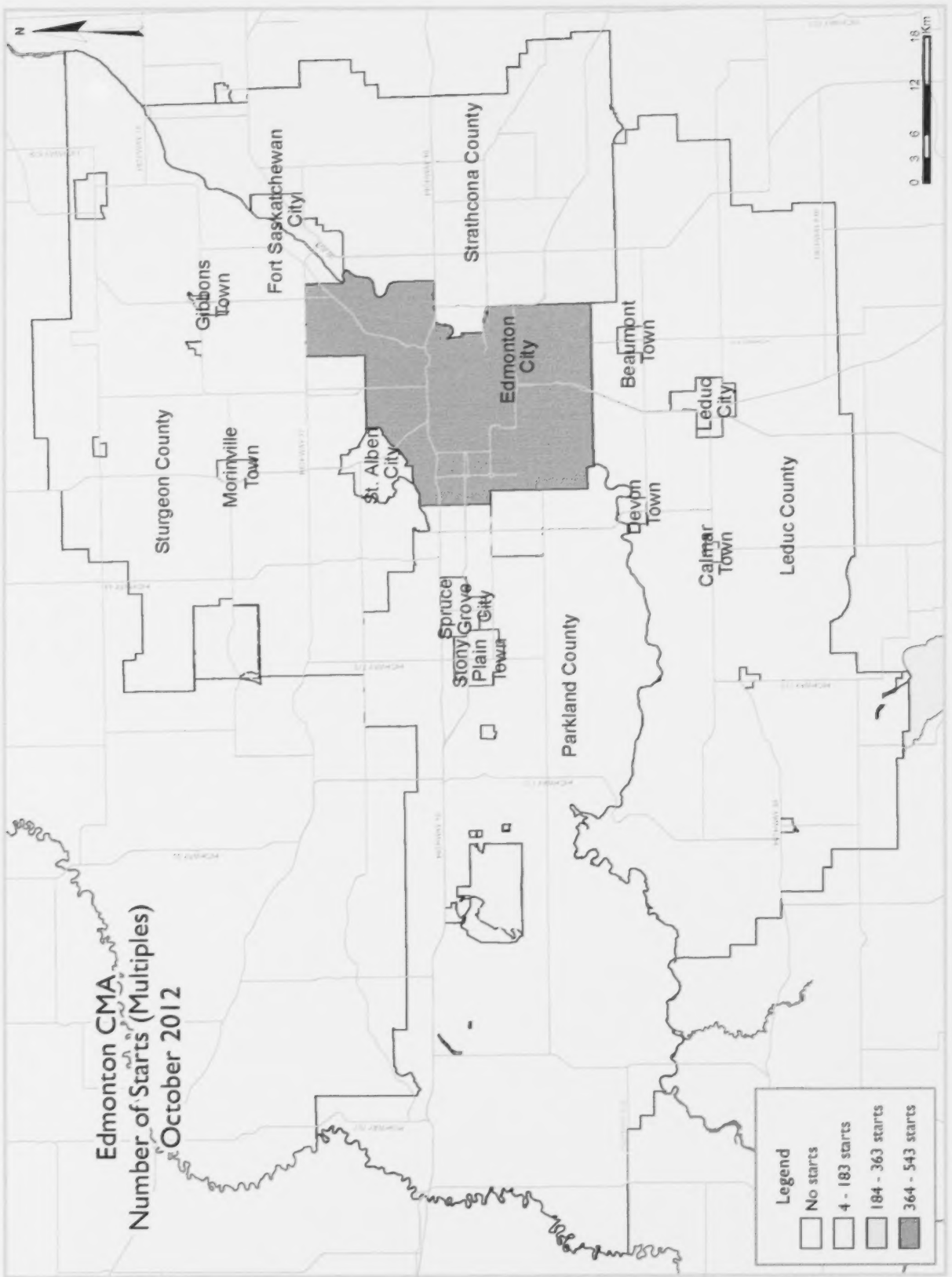
The average price of absorbed single-detached units in October increased four per cent year-over-year to $495,182. The median price increased by three per cent, reaching $449,000. The stronger growth in the average price relative to the median is a result of more upper-end single-detached homes being absorbed in October. Readers should note that absorbed prices reflect units absorbed at or after completion in a given month, which is not necessarily the month when the price was negotiated. By comparison, Statistics Canada's latest New House Price Index (NHPI) for Edmonton increased by 1.3 per cent in September 2012 relative to September 2011.

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 709 units in October, compared to 786 units a year earlier. A decrease in both apartment and row starts contributed to the weaker performance in October. The majority of October's multi-family starts, at 77 per cent, occurred within the City of Edmonton. On a year-to-date basis, multi-family housing starts in the Edmonton CMA reached 5,573 units, compared to 3,735 units started in the corresponding period in 2011.

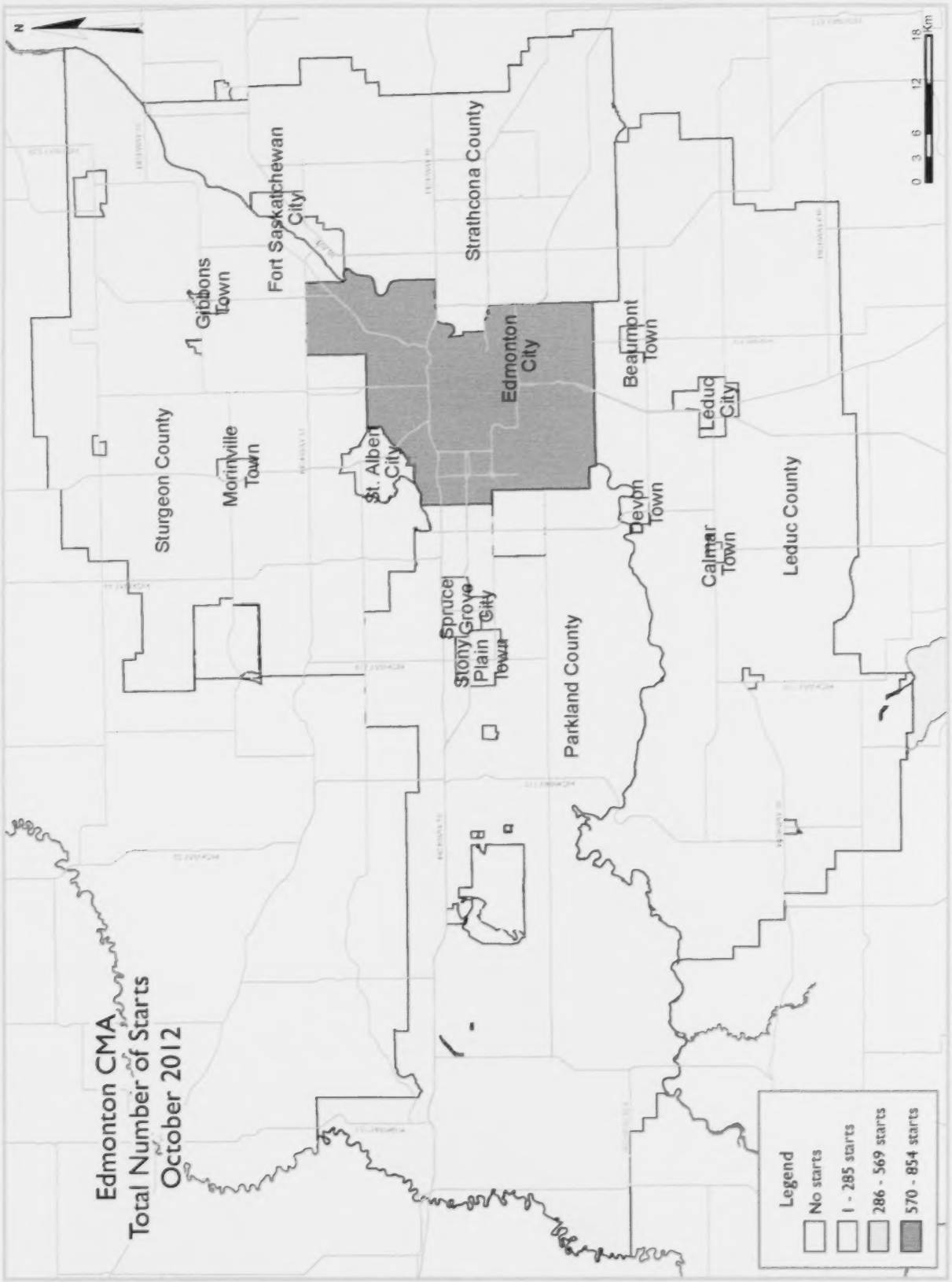
Completions of multi-family units totalled 453 in October, up from 291 units recorded in 2011. Absorptions increased to 496 units in October, compared to 305 units a year earlier. With absorptions surpassing completions, the number of multi-family units in inventory decreased four per cent, totalling 868 units in October compared to the 902 units recorded in the same month last year. However, inventory levels may rise further in the months ahead as the number of units under construction has increased 21 per cent from the previous year, reaching 7,238 units in October.

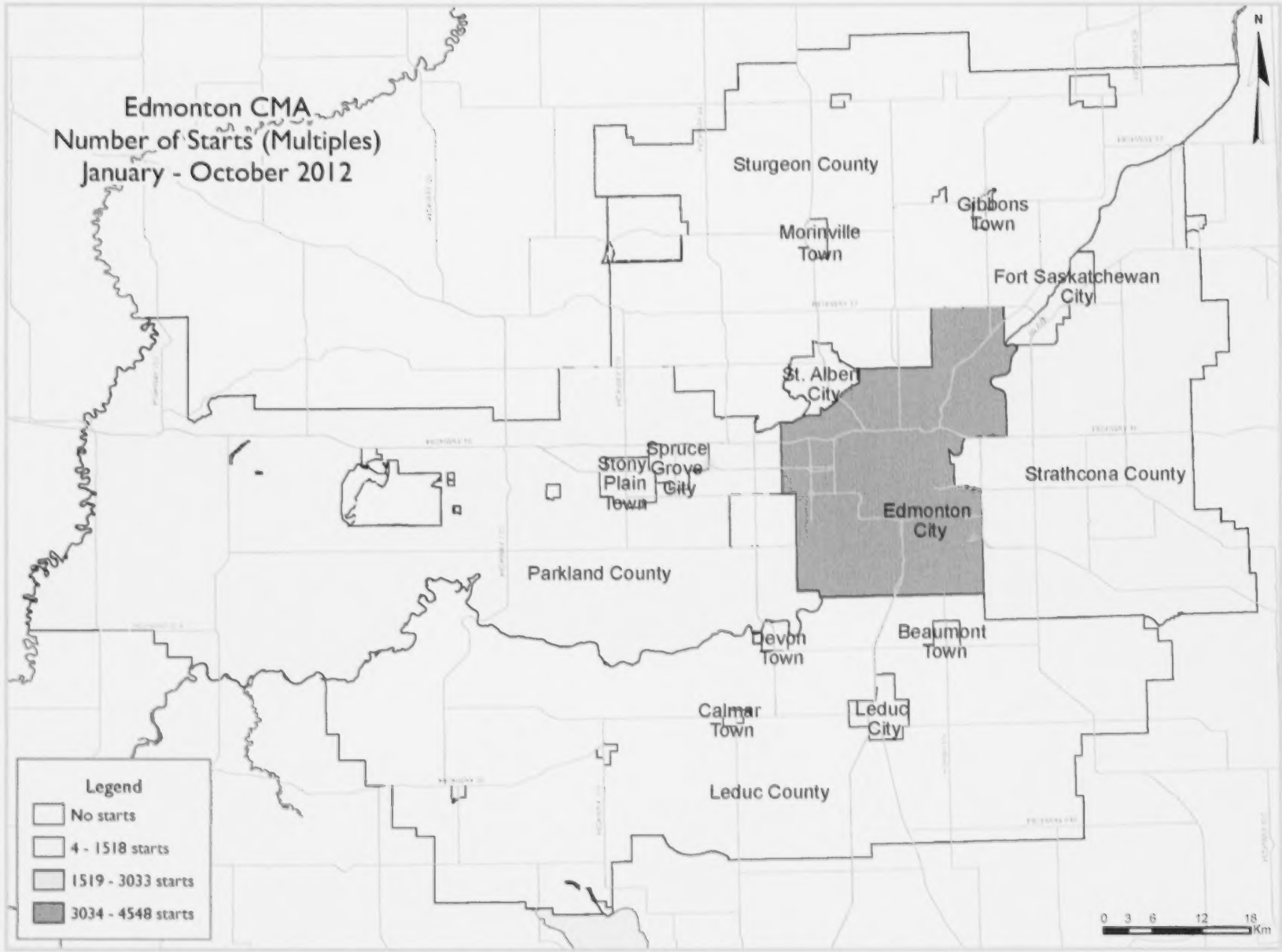
Figure 3

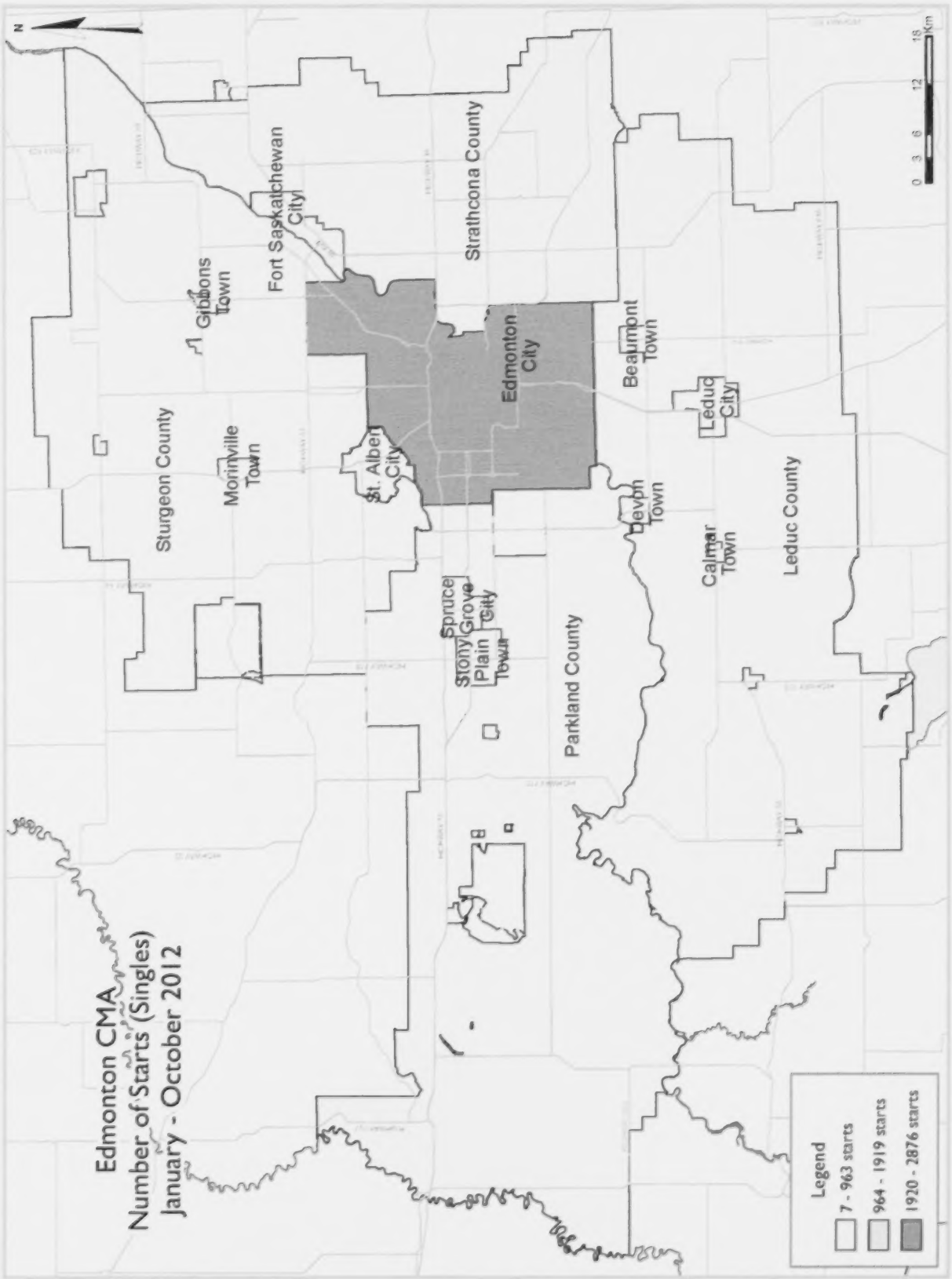
Source: CMHC

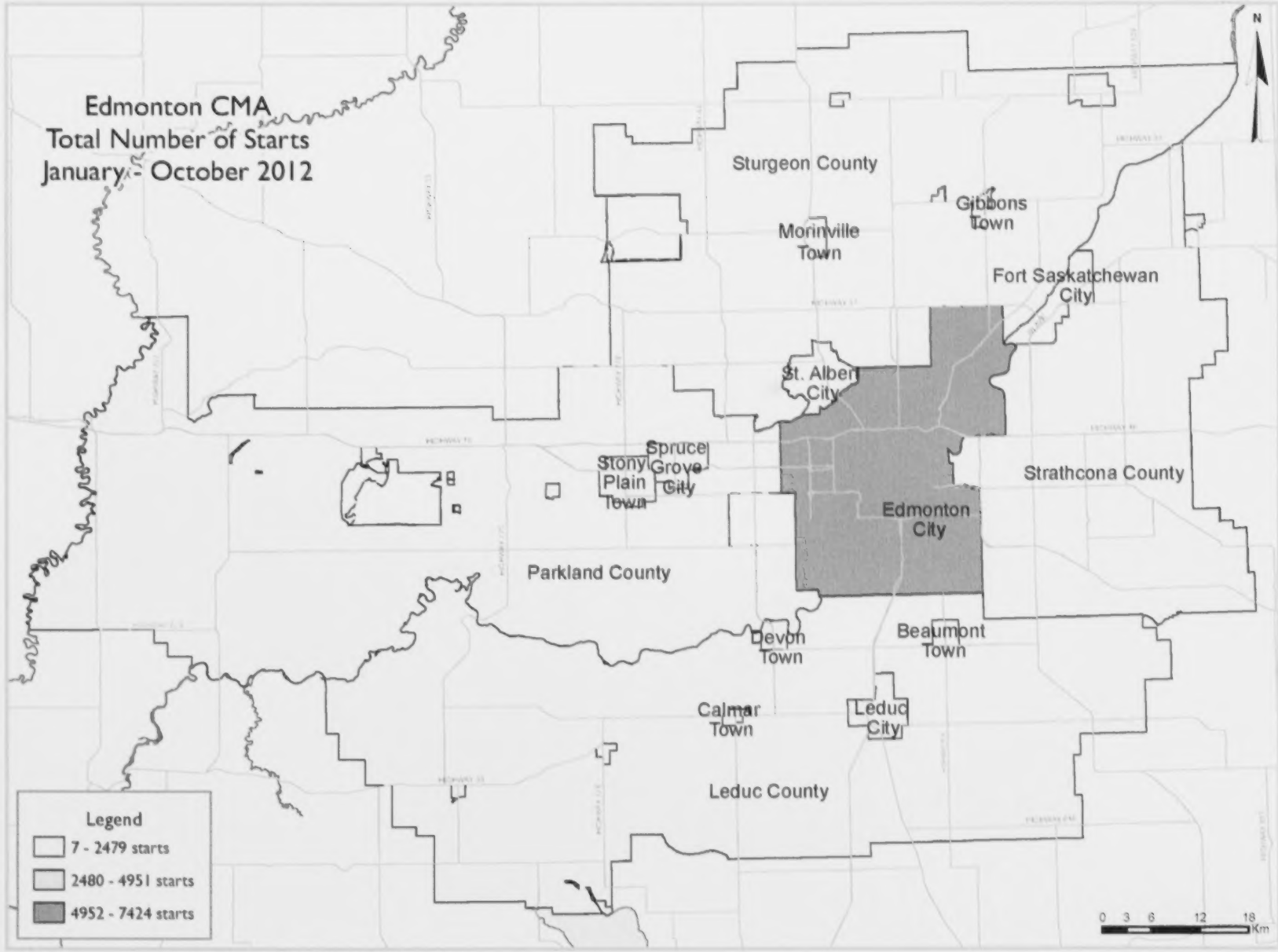

Edmonton CMA
Number of Starts (Multiples)
October 2012
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
4 - 183 starts
184 - 363 starts
364 - 543 starts

Edmonton CMA
Number of Starts (Singles)
October 2012
Legend
No starts
1 - 104 starts
105 - 207 starts
208 - 311 starts
Sturgeon County
Morinville Town
Gibbons Town
Fort Saskatchewan City
Strathcona County
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
October 2012
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 285 starts
286 - 569 starts
570 - 854 starts


Edmonton CMA
Number of Starts (Multiples)
January - October 2012
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Edmonton City
Spruce Grove City
Stony Plain Town
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
No starts
4 - 1518 starts
1519 - 3033 starts
3034 - 4548 starts
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - October 2012
Legend
7 - 963 starts
964 - 1919 starts
1920 - 2876 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - October 2012
N
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Spruce Grove City
Stony Plain Town
Strathcona County
Edmonton City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
Legend
7 - 2479 starts
2480 - 4951 starts
4952 - 7424 starts
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2012	478	140	4	0	91	324	0	150	1,187
October 2011	464	114	46	0	76	454	0	96	1,250
% Change	3.0	22.8	-91.3	n/a	19.7	-28.6	n/a	56.3	-5.0
Year-to-date 2012	4,737	1,588	177	4	906	1,299	12	1,591	10,314
Year-to-date 2011	4,213	1,006	108	12	529	1,392	0	700	7,960
% Change	12.4	57.9	63.9	-66.7	71.3	-6.7	n/a	127.3	29.6
UNDER CONSTRUCTION									
October 2012	3,727	1,252	153	6	1,081	3,010	29	1,722	10,980
October 2011	3,422	842	96	10	771	3,343	17	898	9,399
% Change	8.9	48.7	59.4	-40.0	40.2	-10.0	70.6	91.8	16.8
COMPLETIONS									
October 2012	552	182	29	0	77	102	0	63	1,005
October 2011	443	72	11	5	66	118	0	24	739
% Change	24.6	152.8	163.6	-100.0	16.7	-13.6	n/a	162.5	36.0
Year-to-date 2012	4,381	1,168	108	9	708	1,308	12	892	8,586
Year-to-date 2011	4,460	778	98	8	663	1,085	68	180	7,340
% Change	-1.8	50.1	10.2	12.5	6.8	20.6	-82.4	**	17.0
COMPLETED & NOT ABSORBED									
October 2012	614	176	19	0	181	483	1	9	1,483
October 2011	618	111	19	0	153	617	1	2	1,521
% Change	-0.6	58.6	0.0	n/a	18.3	-21.7	0.0	**	-2.5
ABSORBED									
October 2012	511	141	26	0	96	165	0	68	1,007
October 2011	420	53	6	6	78	166	0	2	731
% Change	21.7	166.0	**	-100.0	23.1	-0.6	n/a	**	37.8
Year-to-date 2012	4,378	1,090	107	9	681	1,379	8	483	8,135
Year-to-date 2011	4,370	739	92	9	671	1,086	3	123	7,093
% Change	0.2	47.5	16.3	0.0	1.5	27.0	166.7	**	14.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
October 2012	311	90	0	0	71	232	0	150	854
October 2011	265	74	42	0	56	454	0	0	891
Beaumont Town									
October 2012	23	8	0	0	0	0	0	0	31
October 2011	31	0	0	0	0	0	0	0	31
Devon Town									
October 2012	0	0	0	0	0	0	0	0	0
October 2011	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
October 2012	17	4	0	0	0	0	0	0	21
October 2011	28	14	0	0	0	0	0	0	42
Leduc City									
October 2012	23	6	0	0	0	0	0	0	29
October 2011	23	8	0	0	0	0	0	0	31
Leduc County									
October 2012	15	0	0	0	0	0	0	0	15
October 2011	9	0	0	0	0	0	0	0	9
Morinville Town									
October 2012	5	0	4	0	0	0	0	0	9
October 2011	3	0	4	0	12	0	0	0	19
Parkland County									
October 2012	16	0	0	0	0	0	0	0	16
October 2011	15	0	0	0	0	0	0	0	15
Spruce Grove City									
October 2012	12	22	0	0	0	92	0	0	126
October 2011	13	10	0	0	0	0	0	0	23
St. Albert City									
October 2012	16	0	0	0	0	0	0	0	16
October 2011	14	0	0	0	0	0	0	96	110
Stony Plain Town									
October 2012	1	8	0	0	0	0	0	0	9
October 2011	8	2	0	0	0	0	0	0	10
Strathcona County									
October 2012	24	2	0	0	20	0	0	0	46
October 2011	36	6	0	0	8	0	0	0	50
Sturgeon County									
October 2012	8	0	0	0	0	0	0	0	8
October 2011	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	7	0	0	0	0	0	0	0	7
Edmonton CMA									
October 2012	478	140	4	0	91	324	0	150	1,187
October 2011	464	114	46	0	76	454	0	96	1,250

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
October 2012	2,267	960	68	5	866	2,712	17	1,333	8,228
October 2011	2,062	616	80	8	556	2,823	13	237	6,395
Beaumont Town									
October 2012	182	28	7	0	0	0	0	0	217
October 2011	185	14	0	0	0	0	0	66	265
Devon Town									
October 2012	8	0	0	0	5	0	0	0	13
October 2011	13	2	0	0	5	0	0	0	20
Fort Saskatchewan City									
October 2012	151	34	4	1	2	0	0	0	192
October 2011	129	58	0	1	6	0	0	223	417
Leduc City									
October 2012	200	76	7	0	22	160	0	0	465
October 2011	116	44	0	0	8	160	0	139	467
Leduc County									
October 2012	99	2	0	0	0	0	0	0	101
October 2011	89	0	0	0	0	0	0	0	89
Morinville Town									
October 2012	44	2	8	0	20	0	0	0	74
October 2011	37	4	8	0	46	0	0	0	95
Parkland County									
October 2012	128	0	0	0	0	0	0	0	128
October 2011	128	2	0	0	0	0	0	0	130
Spruce Grove City									
October 2012	92	72	59	0	18	92	0	202	535
October 2011	90	48	8	1	54	99	0	103	403
St. Albert City									
October 2012	135	30	0	0	0	0	0	118	283
October 2011	133	0	0	0	0	0	0	96	229
Stony Plain Town									
October 2012	45	30	0	0	36	0	0	0	111
October 2011	42	14	0	0	36	0	0	0	92
Strathcona County									
October 2012	219	18	0	0	112	46	0	69	464
October 2011	225	36	0	0	56	261	0	34	612
Sturgeon County									
October 2012	99	0	0	0	0	0	0	0	99
October 2011	119	0	0	0	0	0	0	0	119
Remainder of the CMA									
October 2012	58	0	0	0	0	0	12	0	70
October 2011	54	4	0	0	4	0	4	0	66
Edmonton CMA									
October 2012	3,727	1,252	153	6	1,081	3,010	29	1,722	10,980
October 2011	3,422	842	96	10	771	3,343	17	898	9,399

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
October 2012	283	114	25	0	69	102	0	63	656
October 2011	244	48	4	5	64	82	0	24	471
Beaumont Town									
October 2012	11	2	0	0	0	0	0	0	13
October 2011	35	2	0	0	0	0	0	0	37
Devon Town									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
October 2012	18	10	0	0	0	0	0	0	28
October 2011	16	2	0	0	0	0	0	0	18
Leduc City									
October 2012	42	18	0	0	4	0	0	0	64
October 2011	17	4	0	0	0	0	0	0	21
Leduc County									
October 2012	16	0	0	0	0	0	0	0	16
October 2011	12	0	0	0	0	0	0	0	12
Morinville Town									
October 2012	6	0	0	0	0	0	0	0	6
October 2011	5	0	0	0	0	0	0	0	5
Parkland County									
October 2012	41	6	0	0	0	0	0	0	47
October 2011	24	0	0	0	0	0	0	0	24
Spruce Grove City									
October 2012	51	24	4	0	0	0	0	0	79
October 2011	10	12	7	0	0	0	0	0	29
St. Albert City									
October 2012	23	0	0	0	0	0	0	0	23
October 2011	16	0	0	0	0	36	0	0	52
Stony Plain Town									
October 2012	13	4	0	0	0	0	0	0	17
October 2011	8	2	0	0	0	0	0	0	10
Strathcona County									
October 2012	35	4	0	0	4	0	0	0	43
October 2011	47	2	0	0	2	0	0	0	51
Sturgeon County									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
October 2012	5	0	0	0	0	0	0	0	5
October 2011	2	0	0	0	0	0	0	0	2
Edmonton CMA									
October 2012	552	182	29	0	77	102	0	63	1,005
October 2011	443	72	11	5	66	118	0	24	739

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
October 2012	278	113	8	0	87	305	1	0	792
October 2011	264	67	5	0	79	376	1	0	792
Beaumont Town									
October 2012	22	2	0	0	0	0	0	0	24
October 2011	40	2	0	0	1	0	0	0	43
Devon Town									
October 2012	1	0	0	0	1	0	0	0	2
October 2011	1	0	0	0	2	0	0	0	3
Fort Saskatchewan City									
October 2012	46	2	0	0	10	31	0	0	89
October 2011	53	8	0	0	17	46	0	0	124
Leduc City									
October 2012	40	18	0	0	5	17	0	0	80
October 2011	51	11	0	0	9	20	0	0	91
Leduc County									
October 2012	2	0	0	0	0	0	0	0	2
October 2011	3	0	0	0	0	0	0	0	3
Morinville Town									
October 2012	15	0	2	0	25	0	0	0	42
October 2011	28	0	2	0	8	0	0	0	38
Parkland County									
October 2012	17	4	0	0	0	0	0	0	21
October 2011	22	2	0	0	0	0	0	0	24
Spruce Grove City									
October 2012	51	27	9	0	31	0	0	0	118
October 2011	28	12	11	0	0	74	0	0	125
St. Albert City									
October 2012	35	0	0	0	0	36	0	0	71
October 2011	34	0	0	0	0	37	0	0	71
Stony Plain Town									
October 2012	34	3	0	0	3	54	0	0	94
October 2011	23	2	0	0	11	61	0	0	97
Strathcona County									
October 2012	67	7	0	0	19	40	0	9	142
October 2011	66	6	1	0	26	0	0	2	101
Sturgeon County									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
October 2012	5	0	0	0	0	0	0	0	5
October 2011	3	1	0	0	0	3	0	0	7
Edmonton CMA									
October 2012	614	176	19	0	181	483	1	9	1,483
October 2011	618	111	19	0	153	617	1	2	1,521

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
October 2012	261	88	22	0	85	155	0	63	674
October 2011	237	36	4	5	68	129	0	0	479
Beaumont Town									
October 2012	16	2	0	0	2	0	0	0	20
October 2011	26	2	0	0	0	0	0	0	28
Devon Town									
October 2012	1	0	0	0	0	0	0	0	1
October 2011	1	0	0	0	2	0	0	0	3
Fort Saskatchewan City									
October 2012	20	12	0	0	1	0	0	0	33
October 2011	12	1	0	0	3	0	0	2	18
Leduc City									
October 2012	46	12	0	0	4	0	0	0	62
October 2011	11	2	0	0	0	0	0	0	13
Leduc County									
October 2012	15	0	0	0	0	0	0	0	15
October 2011	12	0	0	0	0	0	0	0	12
Morinville Town									
October 2012	5	0	0	0	1	0	0	0	6
October 2011	6	0	0	0	0	0	0	0	6
Parkland County									
October 2012	38	5	0	0	0	0	0	0	43
October 2011	24	0	0	0	0	0	0	0	24
Spruce Grove City									
October 2012	33	11	4	0	1	0	0	2	51
October 2011	16	10	2	0	0	0	0	0	28
St. Albert City									
October 2012	22	0	0	0	0	0	0	0	22
October 2011	18	0	0	0	0	36	0	0	54
Stony Plain Town									
October 2012	11	5	0	0	0	2	0	0	18
October 2011	8	0	0	0	4	1	0	0	13
Strathcona County									
October 2012	30	6	0	0	2	8	0	3	49
October 2011	41	1	0	1	1	0	0	0	44
Sturgeon County									
October 2012	6	0	0	0	0	0	0	0	6
October 2011	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
October 2012	7	0	0	0	0	0	0	0	7
October 2011	3	1	0	0	0	0	0	0	4
Edmonton CMA									
October 2012	511	141	26	0	96	165	0	68	1,007
October 2011	420	53	6	6	78	166	0	2	731

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Edmonton City	311	265	98	86	63	86	382	454	854	891	-4.2
Beaumont Town	23	31	8	0	0	0	0	0	31	31	0.0
Calmar Town	1	4	0	0	0	0	0	0	1	4	-75.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	17	28	4	14	0	0	0	0	21	42	-50.0
Gibbons Town	3	1	0	0	0	0	0	0	3	1	200.0
Leduc City	23	23	6	8	0	0	0	0	29	31	-6.5
Leduc County	15	9	0	0	0	0	0	0	15	9	66.7
Morinville Town	5	3	0	0	4	16	0	0	9	19	-52.6
Parkland County	16	15	0	0	0	0	0	0	16	15	6.7
Spruce Grove City	12	13	22	10	0	0	92	0	126	23	**
St. Albert City	16	14	0	0	0	0	0	96	16	110	-85.5
Stony Plain Town	1	8	8	2	0	0	0	0	9	10	-10.0
Strathcona County	24	36	12	6	10	8	0	0	46	50	-8.0
Sturgeon County	8	12	0	0	0	0	0	0	8	12	-33.3
Remainder of the CMA	3	2	0	0	0	0	0	0	3	2	50.0
Edmonton CMA	478	464	158	126	77	110	474	550	1,187	1,250	-5.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	2,876	2,595	1,250	774	733	415	2,565	1,424	7,424	5,208	42.5
Beaumont Town	166	205	32	22	7	0	0	66	205	293	-30.0
Calmar Town	13	5	0	0	8	0	0	0	21	5	**
Devon Town	7	14	0	2	0	0	0	0	7	16	-56.3
Fort Saskatchewan City	200	175	60	66	4	0	0	71	264	312	-15.4
Gibbons Town	13	17	0	0	0	0	0	0	13	17	-23.5
Leduc City	233	149	108	50	25	8	0	207	366	414	-11.6
Leduc County	89	77	0	0	0	0	0	0	89	77	15.6
Morinville Town	57	62	4	4	12	20	0	0	73	86	-15.1
Parkland County	160	126	4	2	0	0	0	0	164	128	28.1
Spruce Grove City	180	133	122	136	94	24	92	103	488	396	23.2
St. Albert City	176	168	22	0	0	0	118	96	316	264	19.7
Stony Plain Town	100	74	46	16	0	0	0	0	146	90	62.2
Strathcona County	322	266	84	56	68	42	115	125	589	489	20.4
Sturgeon County	116	127	0	0	0	0	0	0	116	127	-8.7
Remainder of the CMA	33	32	0	2	0	4	0	0	33	38	-13.2
Edmonton CMA	4,741	4,225	1,732	1,130	951	513	2,890	2,092	10,314	7,960	29.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Edmonton City	63	86	0	0	232	454	150	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	4	16	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	92	0	0	0
St. Albert City	0	0	0	0	0	0	0	96
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	10	8	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	77	110	0	0	324	454	150	96

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	729	415	4	0	1,161	1,187	1,404	237
Beaumont Town	7	0	0	0	0	0	0	66
Calmar Town	0	0	8	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	0	0	0	0	0	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	8	0	0	0	80	0	127
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	12	20	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	94	24	0	0	92	0	0	103
St. Albert City	0	0	0	0	0	0	118	96
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	68	42	0	0	46	125	69	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	4	0	0	0	0	0	0
Edmonton CMA	939	513	12	0	1,299	1,392	1,591	700

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Edmonton City	401	381	303	510	150	0	854	891
Beaumont Town	31	31	0	0	0	0	31	31
Calmar Town	1	4	0	0	0	0	1	4
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	21	42	0	0	0	0	21	42
Gibbons Town	3	1	0	0	0	0	3	1
Leduc City	29	31	0	0	0	0	29	31
Leduc County	15	9	0	0	0	0	15	9
Morinville Town	9	7	0	12	0	0	9	19
Parkland County	16	15	0	0	0	0	16	15
Spruce Grove City	34	23	92	0	0	0	126	23
St. Albert City	16	14	0	0	0	96	16	110
Stony Plain Town	9	10	0	0	0	0	9	10
Strathcona County	26	42	20	8	0	0	46	50
Sturgeon County	8	12	0	0	0	0	8	12
Remainder of the CMA	3	2	0	0	0	0	3	2
Edmonton CMA	622	624	415	530	150	96	1,187	1,250

Table 2.5: Starts by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	4,112	3,389	1,904	1,582	1,408	237	7,424	5,208
Beaumont Town	205	227	0	0	0	66	205	293
Calmar Town	13	5	0	0	8	0	21	5
Devon Town	7	16	0	0	0	0	7	16
Fort Saskatchewan City	253	234	11	7	0	71	264	312
Gibbons Town	13	17	0	0	0	0	13	17
Leduc City	348	199	18	88	0	127	366	414
Leduc County	89	77	0	0	0	0	89	77
Morinville Town	69	74	4	12	0	0	73	86
Parkland County	164	128	0	0	0	0	164	128
Spruce Grove City	374	238	114	55	0	103	488	396
St. Albert City	198	168	0	0	118	96	316	264
Stony Plain Town	146	90	0	0	0	0	146	90
Strathcona County	362	304	158	185	69	0	589	489
Sturgeon County	116	127	0	0	0	0	116	127
Remainder of the CMA	33	34	0	4	0	0	33	38
Edmonton CMA	6,502	5,327	2,209	1,933	1,603	700	10,314	7,960

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	% Change
Edmonton City	283	249	116	66	92	50	165	106	656	471	39.3
Beaumont Town	11	35	2	2	0	0	0	0	13	37	-64.9
Calmar Town	3	0	0	0	0	0	0	0	3	0	n/a
Devon Town	1	1	0	0	0	0	0	0	1	1	0.0
Fort Saskatchewan City	18	16	10	2	0	0	0	0	28	18	55.6
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	42	17	18	4	4	0	0	0	64	21	**
Leduc County	16	12	0	0	0	0	0	0	16	12	33.3
Morinville Town	6	5	0	0	0	0	0	0	6	5	20.0
Parkland County	41	24	6	0	0	0	0	0	47	24	95.8
Spruce Grove City	51	10	24	12	4	7	0	0	79	29	172.4
St. Albert City	23	16	0	0	0	0	0	36	23	52	-55.8
Stony Plain Town	13	8	4	2	0	0	0	0	17	10	70.0
Strathcona County	35	47	4	4	4	0	0	0	43	51	-15.7
Sturgeon County	7	6	0	0	0	0	0	0	7	6	16.7
Remainder of the CMA	2	1	0	0	0	0	0	0	2	1	100.0
Edmonton CMA	552	448	184	92	104	57	165	142	1,005	739	36.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Edmonton City	2,619	2,452	892	642	498	472	1,620	909	5,629	4,475	25.8
Beaumont Town	163	223	18	40	16	0	66	0	263	263	0.0
Calmar Town	5	5	0	0	0	0	0	0	5	5	0.0
Devon Town	10	9	2	2	0	5	0	28	12	44	-72.7
Fort Saskatchewan City	179	197	76	42	0	24	71	71	326	334	-2.4
Gibbons Town	14	19	0	2	0	0	0	0	14	21	-33.3
Leduc City	173	245	92	44	24	10	127	12	416	311	33.8
Leduc County	82	86	0	0	0	0	0	0	82	86	-4.7
Morinville Town	54	80	4	0	39	31	0	3	97	114	-14.9
Parkland County	172	181	8	2	0	0	0	0	180	183	-1.6
Spruce Grove City	168	188	126	104	47	25	0	0	341	317	7.6
St. Albert City	173	148	0	4	0	0	96	101	269	253	6.3
Stony Plain Town	94	80	26	10	0	28	0	141	120	259	-53.7
Strathcona County	316	348	76	60	46	60	220	0	658	468	40.6
Sturgeon County	139	165	0	0	0	0	0	0	139	165	-15.8
Remainder of the CMA	29	42	2	0	4	0	0	0	35	42	-16.7
Edmonton CMA	4,390	4,468	1,322	952	674	655	2,200	1,265	8,586	7,340	17.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Edmonton City	92	50	0	0	102	82	63	24
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	4	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	7	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	36	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	104	57	0	0	102	118	63	24

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	494	419	4	53	1,122	843	498	66
Beaumont Town	16	0	0	0	0	0	66	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	5	0	0	0	0	0	28
Fort Saskatchewan City	0	24	0	0	0	0	71	71
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	20	10	4	0	0	0	127	12
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	39	28	0	3	0	0	0	3
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	47	25	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	101	96	0
Stony Plain Town	0	16	0	12	0	141	0	0
Strathcona County	46	60	0	0	186	0	34	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
Edmonton CMA	666	587	8	68	1,308	1,085	892	180

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011	Oct 2012	Oct 2011
Edmonton City	422	296	171	151	63	24	656	471
Beaumont Town	13	37	0	0	0	0	13	37
Calmar Town	3	0	0	0	0	0	3	0
Devon Town	1	1	0	0	0	0	1	1
Fort Saskatchewan City	28	18	0	0	0	0	28	18
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	60	21	4	0	0	0	64	21
Leduc County	16	12	0	0	0	0	16	12
Morinville Town	6	5	0	0	0	0	6	5
Parkland County	47	24	0	0	0	0	47	24
Spruce Grove City	79	29	0	0	0	0	79	29
St. Albert City	23	16	0	36	0	0	23	52
Stony Plain Town	17	10	0	0	0	0	17	10
Strathcona County	39	49	4	2	0	0	43	51
Sturgeon County	7	6	0	0	0	0	7	6
Remainder of the CMA	2	1	0	0	0	0	2	1
Edmonton CMA	763	526	179	189	63	24	1,005	739

Table 3.5: Completions by Submarket and by Intended Market
January - October 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Edmonton City	3,505	3,005	1,620	1,351	504	119	5,629	4,475
Beaumont Town	181	249	16	14	66	0	263	263
Calmar Town	5	5	0	0	0	0	5	5
Devon Town	12	11	0	5	0	28	12	44
Fort Saskatchewan City	244	244	11	19	71	71	326	334
Gibbons Town	14	21	0	0	0	0	14	21
Leduc City	265	287	20	12	131	12	416	311
Leduc County	82	86	0	0	0	0	82	86
Morinville Town	64	88	31	20	2	6	97	114
Parkland County	180	183	0	0	0	0	180	183
Spruce Grove City	278	313	63	4	0	0	341	317
St. Albert City	173	152	0	101	96	0	269	253
Stony Plain Town	120	90	0	157	0	12	120	259
Strathcona County	364	395	260	73	34	0	658	468
Sturgeon County	139	165	0	0	0	0	139	165
Remainder of the CMA	31	42	4	0	0	0	35	42
Edmonton CMA	5,657	5,336	2,025	1,756	904	248	8,586	7,340

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
October 2012	35	14.1	97	39.0	65	26.1	28	11.2	24	9.6	249	445,392	478,288
October 2011	41	17.4	102	43.2	52	22.0	29	12.3	12	5.1	236	421,650	445,764
Year-to-date 2012	267	10.5	980	38.4	648	25.4	269	10.5	389	15.2	2,553	453,119	513,228
Year-to-date 2011	275	11.8	820	35.3	575	24.7	303	13.0	353	15.2	2,326	458,550	527,917
Beaumont Town													
October 2012	0	0.0	5	31.3	9	56.3	2	12.5	0	0.0	16	480,000	480,049
October 2011	5	19.2	9	34.6	9	34.6	2	7.7	1	3.8	26	438,303	452,102
Year-to-date 2012	6	3.4	80	46.0	57	32.8	25	14.4	6	3.4	174	450,950	474,349
Year-to-date 2011	39	20.0	97	49.7	40	20.5	11	5.6	8	4.1	195	411,507	425,067
Calmar Town													
October 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Devon Town													
October 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
October 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	4	40.0	2	20.0	3	30.0	1	10.0	10	502,500	512,730
Year-to-date 2011	2	18.2	7	63.6	2	18.2	0	0.0	0	0.0	11	389,900	394,767
Fort Saskatchewan City													
October 2012	2	10.0	9	45.0	7	35.0	2	10.0	0	0.0	20	431,050	459,140
October 2011	2	16.7	10	83.3	0	0.0	0	0.0	0	0.0	12	373,550	376,542
Year-to-date 2012	11	6.1	120	66.3	34	18.8	12	6.6	4	2.2	181	419,900	439,203
Year-to-date 2011	10	5.3	132	70.6	28	15.0	11	5.9	6	3.2	187	398,100	429,353
Gibbons Town													
October 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
October 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	5	33.3	10	66.7	0	0.0	0	0.0	0	0.0	15	359,000	359,633
Year-to-date 2011	7	36.8	8	42.1	4	21.1	0	0.0	0	0.0	19	373,000	385,132
Leduc City													
October 2012	6	13.0	31	67.4	6	13.0	1	2.2	2	4.3	46	398,495	424,206
October 2011	5	45.5	3	27.3	1	9.1	1	9.1	1	9.1	11	361,200	401,249
Year-to-date 2012	27	15.3	90	50.8	41	23.2	13	7.3	6	3.4	177	420,000	441,462
Year-to-date 2011	89	39.2	95	41.9	27	11.9	11	4.8	5	2.2	227	369,900	388,611
Leduc County													
October 2012	5	33.3	1	6.7	2	13.3	3	20.0	4	26.7	15	522,750	513,617
October 2011	1	8.3	2	16.7	0	0.0	2	16.7	7	58.3	12	682,000	619,904
Year-to-date 2012	16	19.8	19	23.5	18	22.2	13	16.0	15	18.5	81	469,500	495,328
Year-to-date 2011	14	16.7	20	23.8	15	17.9	19	22.6	16	19.0	84	508,125	506,823
Morinville Town													
October 2012	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
October 2011	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	9	16.1	39	69.6	7	12.5	1	1.8	0	0.0	56	397,900	402,954
Year-to-date 2011	16	25.4	44	69.8	3	4.8	0	0.0	0	0.0	63	379,000	380,837

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
October 2012	0	0.0	1	7.7	2	15.4	2	15.4	8	61.5	13	690,900	809,754
October 2011	2	22.2	1	11.1	0	0.0	0	0.0	6	66.7	9	--	--
Year-to-date 2012	10	13.9	4	5.6	9	12.5	10	13.9	39	54.2	72	657,125	662,401
Year-to-date 2011	5	7.8	7	10.9	9	14.1	8	12.5	35	54.7	64	700,000	706,721
Spruce Grove City													
October 2012	5	15.6	8	25.0	11	34.4	6	18.8	2	6.3	32	483,280	485,702
October 2011	2	12.5	7	43.8	4	25.0	3	18.8	0	0.0	16	430,357	455,471
Year-to-date 2012	19	12.3	53	34.4	45	29.2	30	19.5	7	4.5	154	457,474	474,732
Year-to-date 2011	20	11.5	95	54.6	31	17.8	23	13.2	5	2.9	174	421,423	441,783
St. Albert City													
October 2012	0	0.0	0	0.0	9	47.4	6	31.6	4	21.1	19	574,400	571,116
October 2011	0	0.0	4	23.5	2	11.8	5	29.4	6	35.3	17	577,400	592,106
Year-to-date 2012	0	0.0	24	14.5	67	40.6	38	23.0	36	21.8	165	539,600	570,188
Year-to-date 2011	1	0.7	31	22.0	44	31.2	34	24.1	31	22.0	141	545,700	568,129
Stony Plain Town													
October 2012	5	45.5	6	54.5	0	0.0	0	0.0	0	0.0	11	355,361	334,017
October 2011	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2012	15	19.2	41	52.6	17	21.8	1	1.3	4	5.1	78	407,854	419,796
Year-to-date 2011	17	23.0	47	63.5	8	10.8	1	1.4	1	1.4	74	389,950	381,038
Strathcona County													
October 2012	2	7.1	5	17.9	10	35.7	5	17.9	6	21.4	28	530,500	683,857
October 2011	0	0.0	8	21.1	19	50.0	6	15.8	5	13.2	38	510,000	572,505
Year-to-date 2012	7	2.3	65	21.7	106	35.3	58	19.3	64	21.3	300	516,000	597,020
Year-to-date 2011	0	0.0	87	25.9	123	36.6	57	17.0	69	20.5	336	504,500	590,613
Sturgeon County													
October 2012	2	33.3	0	0.0	0	0.0	0	0.0	4	66.7	6	--	--
October 2011	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2012	34	24.6	14	10.1	13	9.4	30	21.7	47	34.1	138	590,000	566,297
Year-to-date 2011	37	22.7	22	13.5	21	12.9	25	15.3	58	35.6	163	550,000	561,337
Remainder of the CMA													
October 2012	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
October 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	10	58.8	3	17.6	0	0.0	1	5.9	3	17.6	17	345,500	426,694
Year-to-date 2011	14	48.3	9	31.0	3	10.3	1	3.4	2	6.9	29	390,000	394,331
Edmonton CMA													
October 2012	64	13.7	173	37.0	121	25.9	55	11.8	54	11.6	467	449,000	495,182
October 2011	62	15.5	160	40.1	87	21.8	50	12.5	40	10.0	399	433,300	474,854
Year-to-date 2012	439	10.5	1,548	37.1	1,064	25.5	504	12.1	621	14.9	4,176	458,018	511,829
Year-to-date 2011	548	13.4	1,521	37.1	933	22.8	504	12.3	589	14.4	4,095	449,000	510,346

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2012

Submarket	Oct 2012	Oct 2011	% Change	YTD 2012	YTD 2011	% Change
Edmonton City	478,288	445,764	7.3	513,228	527,917	-2.8
Beaumont Town	480,049	452,102	6.2	474,349	425,067	11.6
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	512,730	394,767	29.9
Fort Saskatchewan City	459,140	376,542	21.9	439,203	429,353	2.3
Gibbons Town	--	--	n/a	359,633	385,132	-6.6
Leduc City	424,206	401,249	5.7	441,462	388,611	13.6
Leduc County	513,617	619,904	-17.1	495,328	506,823	-2.3
Morinville Town	--	--	n/a	402,954	380,837	5.8
Parkland County	809,754	--	n/a	662,401	706,721	-6.3
Spruce Grove City	485,702	455,471	6.6	474,732	441,783	7.5
St. Albert City	571,116	592,106	-3.5	570,188	568,129	0.4
Stony Plain Town	334,017	--	n/a	419,796	381,038	10.2
Strathcona County	683,857	572,505	19.4	597,020	590,613	1.1
Sturgeon County	--	--	n/a	566,297	561,337	0.9
Remainder of the CMA	--	--	n/a	426,694	394,331	8.2
Edmonton CMA	495,182	474,854	4.3	511,829	510,346	0.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
October 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	792	-10.4	1,277	2,160	2,620	48.7	315,483	0.2	322,972
	February	1,132	-12.8	1,316	2,666	2,888	45.6	311,674	-1.7	319,227
	March	1,613	-4.6	1,372	2,983	2,489	55.1	326,557	-4.8	322,150
	April	1,605	-13.1	1,388	3,308	2,634	52.7	327,805	-3.4	326,647
	May	2,007	10.0	1,452	3,556	2,642	55.0	331,537	-2.7	320,947
	June	1,901	14.7	1,490	3,298	2,687	55.5	328,695	-2.0	320,198
	July	1,603	15.4	1,495	3,082	2,787	53.6	334,444	1.4	327,845
	August	1,642	25.8	1,484	2,987	2,699	55.0	325,322	-0.4	324,628
	September	1,345	4.9	1,386	2,585	2,544	54.5	332,782	2.4	331,834
	October	1,272	10.2	1,428	2,193	2,555	55.9	320,306	1.0	326,674
	November	1,166	-4.7	1,374	1,810	2,536	54.2	319,559	0.3	336,013
	December	885	4.4	1,500	1,091	2,636	56.9	315,658	1.5	328,046
2012	January	930	17.4	1,415	2,452	2,754	51.4	317,995	0.8	325,204
	February	1,231	8.7	1,397	2,555	2,685	52.0	329,820	5.8	334,488
	March	1,622	0.6	1,509	3,304	2,699	55.9	335,579	2.8	331,264
	April	1,874	16.8	1,557	3,252	2,606	59.7	336,751	2.7	337,314
	May	2,156	7.4	1,496	3,764	2,741	54.6	347,078	4.7	333,738
	June	1,913	0.6	1,564	3,220	2,644	59.2	340,391	3.6	332,194
	July	1,725	7.6	1,471	2,814	2,535	58.0	337,304	0.9	331,768
	August	1,535	-6.5	1,462	2,740	2,572	56.8	334,391	2.8	333,990
	September	1,372	2.0	1,542	2,436	2,700	57.1	323,803	-2.7	324,199
	October	1,365	7.3	1,393	2,300	2,529	55.1	327,880	2.4	334,182
	November									
	December									
	Q3 2011	4,590	15.4		8,654			330,694	1.1	
	Q3 2012	4,632	0.9		7,990			332,339	0.5	
	YTD 2011	14,912	4.0		28,818			326,656	-1.2	
	YTD 2012	15,723	5.4		28,837			334,767	2.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
October 2012

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	89.0	123.9	652	5.9	72.5	929
	February	607	3.50	5.44	90.0	124.3	658	5.9	73.0	932
	March	601	3.50	5.34	89.8	124.8	660	5.8	73.2	937
	April	621	3.70	5.69	89.6	126.2	662	5.7	73.1	944
	May	616	3.70	5.59	89.8	126.5	663	5.5	73.0	950
	June	604	3.50	5.39	90.1	125.6	665	5.4	73.1	954
	July	604	3.50	5.39	90.0	125.9	670	5.3	73.4	951
	August	604	3.50	5.39	89.9	126.6	675	5.3	73.8	950
	September	592	3.50	5.19	89.6	126.4	681	5.3	74.4	948
	October	598	3.50	5.29	90.1	127.6	682	5.3	74.4	951
	November	598	3.50	5.29	90.2	126.9	682	5.3	74.2	955
	December	598	3.50	5.29	90.2	126.7	682	4.9	73.8	960
2012	January	598	3.50	5.29	90.2	127.3	678	5.0	73.4	967
	February	595	3.20	5.24	90.1	126.9	674	5.3	72.9	971
	March	595	3.20	5.24	90.5	127.0	668	5.7	72.5	965
	April	607	3.20	5.44	90.8	127.4	675	5.3	72.7	957
	May	601	3.20	5.34	90.8	127.0	683	4.9	73.1	953
	June	595	3.20	5.24	90.8	127.2	691	4.4	73.4	963
	July	595	3.10	5.24	90.7	127.1	695	4.5	73.6	978
	August	595	3.10	5.24	90.7	127.9	699	4.5	73.9	995
	September	595	3.10	5.24	90.8	128.1	705	4.5	74.3	1,004
	October	595	3.10	5.24			709	4.3	74.3	1,011
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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